



Single-Family Plan Requirements

Environmentally Sensitive Lands Overlay (ESL) and Foothills Overlay (FO) Zoning Planning Plan Review

Date: _____
Reviewer: _____ Email: _____
Plan Check Number: _____ Case Number: _____
Zoning: _____ Address: _____
MCR: _____ Subdivision: _____

Maximum Building Height Provided Above Natural Grade: _____
NAOS Required: _____
NAOS Provided: _____
Total Amount of Revegetated NAOS provided: _____

Grading and Drainage/Site Plan Requirements

Site Plan Data

1. ☐ Legal description, address, APN, QS, subdivision and lot number. If address has not been assigned to the site by the City of Scottsdale, contact Records at (480) 312-2356 to obtain one.
2. ☐ Provide Zoning District on the site plan.
3. ☐ If the parcel is zoned R-4 ESL FO, R-4R ESL FO, R-5 ESL FO, provide the case number for architectural elevation approval (DR or SA number).
4. ☐ Net lot area
5. ☐ Name, address and phone # of architect (or designer), engineer and owner on plan.
6. ☐ Note the landform classification (Lower Desert, Upper Desert, Hillside) in the site data.
7. ☐ CDS numbers (plan check number) (this number is provided at the time the plans are logged into the city for review) numbers along right border or bottom right hand corner; a 1/4" minimum lettering shall be used on all sheets.
8. ☐ Provide the amount of area enclosed by walls and building.
9. ☐ The amount of area enclosed by walls and buildings shall not exceed the maximum areas indicated in section 6.1004.B.3.
10. ☐ Provide the total area under roof of all accessory buildings.
11. ☐ The total area under roof of all accessory buildings shall not exceed the maximum areas indicated in section 6.1004.B.6.
12. ☐ Provide the total area of each individual accessory building in square feet. Each accessory buildings area shall be provide separately and totaled.

13. ☐ The total area of each individual accessory building shall not exceed the areas established in section 6.1004.B.7.

Site Plan Requirements

14. ☐ Vicinity map
15. ☐ North arrow on each site plan sheet
16. ☐ Written and graphic scale
17. ☐ Comply with the development standards of the Zoning District and/or Section VII of the Zoning District as indicated on the City reviewed marked up site plan.
18. ☐ Provide all wall/fence and retaining wall heights, both existing and proposed by elevation or footage. Heights shall include: Top of Wall / Top of Fence, Top of Footing, and Top of Retaining Wall (when applicable, e.g. cuts and fills).
19. ☐ Provide top of curb (if no curb, top of provide edge of road/pavement).
20. ☐ Dimension:
 - a. ☐ Property dimensions.
 - b. ☐ the Zoning District's required setback
 - c. ☐ the actual location of all proposed structures, including walls, on lot from the property lines.
 - d. ☐ the distance between building(s)/structure(s);
 - e. ☐ between structures on adjacent lots (when required by the Zoning District).
 - f. ☐ right-of-way, or private street tract from the centerline to the property line.
 - g. ☐ and identify existing and new easements, right-of-way, and improvements.
 - h. ☐ the additional dimensions indicated on the City reviewed marked up site plan.




Planning & Development Services Department

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21. ☐ Show topography (existing and proposed) at a maximum of 2' intervals; include any proposed drainage facilities.
22. ☐ Show all existing & proposed utility main and service line locations to structure & denote utility type.
23. ☐ Site walls shall be setback a minimum of 5' from a CA, COS, HC, or OS line.
24. ☐ Retaining walls shall be set a minimum of 5', or a one-foot for each foot of the total depth and height (bottom of footing to the top of the wall), which ever is greater from a CA, COS, HC, or OS line.
25. ☐ Site walls shall not be provided on the property line without providing the City of Scottsdale documentation from the adjacent property owner acknowledging that the site wall will be constructed on the property line, if the footing or wall crosses the property line.
26. ☐ Site walls shall not exceed 6 feet in height on the property line in the require side and rear yards (FO section 6.1004.B.1)
27. ☐ Site walls shall not exceed 8 feet in height on the property line in the require side and rear yards (FO section 6.1004.B.3)
28. ☐ A corral fence shall be set back 10 feet from a property line, trail easement, or pathway easement.
29. ☐ Retaining walls shall not be provided on the property line without providing the City of Scottsdale documentation of a recorded private use and benefits easement on the adjacent property, if the footing or wall crosses the property line.
30. ☐ Identify all boulders, boulder features, boulder rolling, and rockfalls that meet the requirements as defined by Zoning Ordinance Definitions (3.100).
31. ☐ Identify all protected peaks and ridges on site or adjacent to the parcel within 400 feet shall be identified on the site plan. (Refer to the City of Scottsdale's Protected Peaks and Ridge maps.)
32. ☐ Identify the above sea level height of the protected peaks and ridges (locations shall be in accordance City of Scottsdale's Protected Peaks and Ridge maps) on the site plan.
33. ☐ All buildings shall be setback an average of 300 feet horizontally, and a minimum of 200 feet horizontally from a protected peak or protected ridge. (Section 6.1070.D.1)
34. ☐ If a septic system (tank and seepage field) is/will be used, show and call out the location on the site plan.
-  The septic system shall not be located in NAOS easements.
35. ☐ Lowest finished floor elevation called out on plan using the 88 Datum. This information can be obtained from the Planning and Development Services Records Division located at 7447 E. Indian School Road, Suite 100; or by contacting division at 480-312-2356.
36. ☐  Solid walls shall not be permitted within or crossing a wash that has a water flow of 50 cfs or greater. Section 47-72.7 of the City of Scottsdale's Revised City Code, and the Zoning Ordinance.
37. ☐  All boulders, boulder features, boulder rolling, and rockfalls that meet the requirements as defined by Zoning Ordinance Definitions (3.100) shall be preserved in place with a NAOS easement. Unless otherwise approved by the Development Review Board, the NAOS easement shall include a 20 feet offset measured from the face of the boulders, boulder features, boulder rolling, and rockfalls. (Section 6.1070.F and interpretation)
38. ☐ Accessory building setbacks from the rear and side property line shall comply with section 6.1004.C.1.
39. ☐ Accessory buildings shall be setback from an accessory building, main residence, and/or guesthouse on an abutting lot in accordance with section 6.1004.C.2.
40. ☐ The minimum distance of an accessory building and any other building on the same lot shall be provided in accordance with section 6.1004.C.3.
41. ☐ The minimum distance of an accessory buildings located within the portion of the property excluding the required front, side, and/or rear yards or between more than one main building on the same parcel shall be provided in accordance with section 6.1004.C.4.
42. ☐ No accessory buildings may be closer to the front property line than the main building if the main building is at or with in the distance established in section 6.1004.C.5 of the property line.
43. ☐ Large buildings shall provide additional setbacks in accordance section 6.1004.C.8.

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Additional Requirements for ESLO Areas in accordance with the 2004 Amendment to the ELS overlay (Exemption schedule at www.scottsdaleaz.gov/codes/ESLO.)

- 44. ☐  Site walls must be setback 15' from side and rear property lines. Applies only to residential parcels containing an area 35,000 sq ft or larger.
- 45. ☐  Washes of 50 cfs or greater flow shall be identified and watercourse(s) shall be unaltered. (If watercourse(s) are altered, provide evidence of an approved wash modification case # __ WM __ on plan.)
- 46. ☐  Application that have received a hardship exemption shall provide the case # __ HE __ on plan.)
- 47. ☐  Site walls shall not be provided in NAOS areas or disrupt the continuity of NAOS corridors.
- 48. ☐ Identify the specific location of construction envelope on site plan. The construction envelope consists of an area enclosed by a line extending 15' out from all disturbances on lot.
- 49. ☐ Identify all boulders or boulder features that exceed 8' in width and 8' in height, or as otherwise required by zoning or Development Review Board approval.

Site Plan Notes

- 50. ☐ Pools require separate approval and permit.
- 51. ☐ Pools shall not be emptied or backwashed into washes, streets, NAOS, scenic corridors, on to an adjacent lot, or tract of land.
- 52. ☐ All mechanical equipment (air conditioner, pool equip. etc.) shall be screened a minimum of 1' above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show location of equipment on site plan.
- 53. ☐ Guesthouse shall never be offered for rent. Guest homes on lots under 35,000 sq. ft. may not provide cooking facilities.
- 54. ☐ A guesthouse or accessory structure shall not exceed a gross footprint size greater than 50% of the foot print size of the principal building.
- 55. ☐ Exterior materials and paint colors shall not exceed a value and/or chroma of 6 as indicated in the Munsell Book of Color on file in the City of Scottsdale's Planning and Development Services Department. (The City may require color samples).

- 56. ☐ All above ground mechanical equipment covered by this permit shall be screened by a wall equal to the height of the equipment plus one foot to the satisfaction of the Planning and Development Services Department.
- 57. ☐ All above ground utility equipment covered by this permit shall be screened or painted to the satisfaction of the Planning and Development Services Department.
- 58. ☐ Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.
- 59. ☐ Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.
- 60. ☐ Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. Turf shall be limited to enclosed areas not visible offsite from lower elevation.
- 61. ☐ Reflective building materials are prohibited.
- 62. ☐ Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflections of sunlight onto other property.
- 63. ☐ Mirrored surfaces or any treatments that change ordinary glass into a mirrored surface are prohibited.
- 64. ☐ The owner and/or contractor incorporate development design and construction techniques that blend scale, form and visual character into the natural landform and minimize exposed scars to the satisfaction of the Planning and Development Services Department.
- 65. ☐ Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential developments in the area or from a public viewpoint. Exterior fixtures shall not generally exceed a height of 6 feet measured from the nearest adjacent grade to the top of the fixture (lower heights may be required by the Inspection or Code Enforcement Staff.)
- 66. ☐ Any proposed modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in chapter 37 (drainage and floodplain ordinance) of the City of Scottsdale Revised Code.

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67. ☐ Land designated as NAOS shall be permanently maintained as open space. The property owner shall maintain all designated NAOS.
68. ☐ All exterior lighting below 3 feet in height shall be fully shielded. All exterior lighting above 3 feet in height shall consist of horizontal full-cutoff fixtures and directed downward.
69. ☐ All exterior lights including mounted to buildings/structures and on poles shall not exceed a height of sixteen (16) feet. Exemption: Lights that are connected to a delay switch that do not stay on more than 15 minutes for security purposes shall not be required to be shielded or contain horizontal cutoffs.
70. ☐ A registered surveyor shall stake and rope the construction envelope and NAOS easement in accordance with the site plan. The construction envelope and NAOS area staked is the must be the most restrictive in accordance with the Zoning Ordinance.
71. ☐ No paint color shall be used which has a Light Reflective Value (LRV) greater than 35%.

Applications that are exempt from the ESLO Areas in Accordance with the 2004 Amendment to the ESL overlay (Exemption schedule at www.scottsdaleaz.gov/codes/ESLO.) shall replace # 70 and # 71 with # 72 and # 73 respectively.

72. ☐ A registered surveyor shall stake and rope or fence the NAOS easement in accordance with the site plan and the easement legal description.
73. ☐ No paint colors shall be used which have a Light Reflective Value (LRV) greater than 40%.

Site Plan and NAOS Requirements

74. ☐ If a lot's NAOS requirement are not predetermined during under the platting or land division process, provide the slope data calculations and table in accordance with Section 6.1060.A.2.1 Table A of the Zoning Ordinance.
75. ☐ Provide the square footage of required and provided NAOS including the undisturbed and disturbed percentage calculation. **(Calculations must be provided.)**
76. ☐ Show proposed and existing NAOS location on site plan.
77. ☐ Show all utility locations and service connections to structure including: water, sewer, septic and all dry utilities. (If connections encroach into NAOS,

5' of revegetation. to be shown on each side of utility line and accounted for in data table.)

78. ☐ NAOS shall be located in "high priority" areas. (washes, continuity w/ adjacent properties' NAOS, preservation of most significant natural features).
79. ☐ NAOS must be a min. 30' in width (20' adjacent to roadways) and have a minimum of 4000 sq. ft. contiguous area. (Accept for individual areas provided preserve boulders or boulder features.)
80. ☐ NAOS areas dedicated adjacent to site walls shall be considered revegetated NAOS for the length of the wall, for a width of 5'.
81. ☐ NAOS areas dedicated adjacent to site retaining wall shall be considered revegetated NAOS for the length of the wall, for a width of 5 feet
82. ☐ NAOS shall not be dedicated within 5' of a building.
83. ☐ NAOS dedicated w/in 10' of a bldg shall be considered revegetated NAOS for the length of the bldg.
84. ☐ Undisturbed NAOS: 70% min; disturbed NAOS: 30% max. Revegetated NAOS applied at 100% credit.
85. ☐ If a pool is to be constructed, and the only access to the pool location is through a designated NAOS area, a width of 10 feet (or a portion of the NAOS that would provide a 10 foot access width) for the length of the effected NAOS shall be considered revegetated NAOS.

Required Dedication Documents

86. ☐ Provide a Title Insurance Policy, Comment for Title Insurance, or a Title Report that includes a complete Schedule A and B. The City's requirement for an acceptable Title Insurance Policy, Comment for Title Insurance, or a Title Report may be obtained from the City's website at:
<http://www.scottsdaleaz.gov/bldgresources/PlanReview/title.asp>.

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- 87. ☐ Provide the original NAOS Easement dedication form to be signed and notarized by owner(s). (Forms that contain fax information will not be accepted)
- 88. ☐ Provide the original 8-½" x 11" legal description and exhibit for NAOS, sealed by a registered professional. (Forms that contain fax information will not be accepted)
- 89. ☐ Provide the original Scenic Corridor Easement dedication form to be signed and notarized by owner(s). (Forms that contain fax information will not be accepted)
- 90. ☐ Provide the original 8-½" x 11" legal description and exhibit for Scenic Corridor Easement, sealed by a registered professional. (Forms that contain fax information will not be accepted)
- 91. ☐ Provide the original Multi-Use Trial Easement dedication form to be signed and notarized by owner(s). (Forms that contain fax information will not be accepted)
- 92. ☐ Provide the original 8-½" x 11" legal description and exhibit for Multi-Use Trial Easement, sealed by a registered professional. (Forms that contain fax information will not be accepted)
- 93. ☐ Provide the original Right-of-way dedication form that is signed and notarized by owner(s). (Forms that contain fax information will not be accepted)
- 94. ☐ Provide the original 8-½" x 11" legal description and exhibit for Right-of-way, sealed by a registered professional. (Forms that contain fax information will not be accepted)
- 95. ☐ Provide the original Non-vehicular Access Easement dedication form to be signed and notarized by owner(s). (Forms that contain fax information will not be accepted)
- 96. ☐ Provide the original 8-½" x 11" legal description and exhibit for Non-vehicular Access Easement, sealed by a registered professional. (Forms that contain fax information will not be accepted)
- 97. ☐ Provide the original, notarized confirmation of easement signed by all beneficiaries listed in Title Insurance Policy's/ Title Report's Schedule B, if there are any liens or loans on the property. (Forms that contain fax information will not be accepted)

Native Plant Requirements

- 98. ☐ Comply with the Scottsdale Native Plant Ordinance (Chapter 46, Article V, of the City of Scottsdale's Revised City Code, and Section 7.500 of the Zoning Ordinance.)
- 99. ☐ Native plant inventory assessment: show locations of all protected species on a 24" x 36" Native Plant Plan or on the Grading/Drainage Site Plan. (Separate 8 ½" x 11" native plant inventory assessments will not be accepted.)
- 100. ☐ Identify the name of the salvage contractor. A City of Scottsdale approved salvage contractor shall perform the native plant inventory assessment; the listing of approved salvage contractor is online at <http://www.scottsdaleaz.gov/codes/NativePlant/SalvageContractors.pdf>.
- 101. ☐ Add the following note to the Site Plan: No native plants are permitted to be disturbed do to construction and related activities associate with this approval.
- 102. ☐ Additions and modification shall inventory and indicate all native plants within 50 feet of the improvement and the construction access to the area of improvements.

Additional Requirements

Grading & Drainage Site Plan – Cuts and Fills

⚠ It is highly recommended to submit a pre-application early in the design development process of your application if cuts and/or fills are desired that may be 6 feet or greater to prevent delay and redesign costs. The City's North Area Principal Planner will review the Cut and fills at the pre-application meeting. Cut and fills 6 feet and greater should receive the proper City approvals prior to the 1st submittal.

⚠ Applications that do not receive these approvals prior to the first submittal may be determined as incomplete, and may be subject to the 1st review time frames and/or additional fees when they are resubmitted; subsequent submittals will be returned unreviewed regardless of how long the application is in the City for review.



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103. ☐  Cuts and fills equal to 6' to 8' require the approval of the North Area Principal Planner. Comply with mark-up comments (Questions regarding these comments shall be directed to the Plan Reviewer, _____.)
104. ☐  Cuts and fills exceeding 8' require a Staff Approval or the DRB approval as determined by the North Area Planner. Provide evidence of this approval with the case # on the plans. Plans will not be accept for review until these approvals have been obtained. (Questions regarding these comments shall be directed to the Plan Reviewer, _____.)
105. ☐ Provide sections through the site and building as indicated on the City reviewed marked up site plan.

Architectural Elevation Plan Requirements:

106. ☐ Call out all heights above the Lowest Finished Floor₈₈ (LFF₈₈ or LF₈₈) and/or elevations of roof parapet, top of the roof tile ridge, and chimneys.
107. ☐  Measured from natural (pre-disturbed) grade, the maximum building height shall not exceed **24** feet.
108. ☐  Measured from natural (pre-disturbed) grade, the maximum building height shall not exceed **26** feet in accordance with the exemption table.
109. ☐  Measured from natural (pre-disturbed) grade, the maximum building height shall not exceed **30** feet in accordance with the exemption table.
110. ☐  Measured from natural (pre-disturbed) grade, the maximum building height shall not exceed **36** feet in accordance with the exemption table.
111. ☐  Measured from natural (pre-disturbed) grade, the maximum building height shall not exceed _____ feet in accordance with the exemption table.
112. ☐  The maximum elevation of any structure within 400 feet horizontal of a protected peak or ridge shall be at least 25 feet below the elevation of the nearest point of the protected peak or ridge.

Roof Height Analysis Plan

113. ☐ Provide a roof plan analysis.
114. ☐ The roof height plan shall include all natural topography at a maximum of 1' intervals.
115. ☐ Provide each LLF₈₈/LF₈₈ on the plan.
116. ☐ Show and call out all roof parapets, and/or the top of the ridge tile above sea level elevation.
117. ☐ Identify and call out the above sea level height of all protected peaks and ridges on site or adjacent to the parcel within 400 feet on the Roof Height Analysis Plan. (Refer to the City of Scottsdale's Protected Peaks and Ridge maps.)

Exterior Lighting Review

118. ☐ Provide 3 copies of the exterior lighting manufacture cut sheets on a 24" x 36" minimum paper size. Each exterior light cut sheet provided shall be legible. The cut sheet or plans shall clearly identify the light fixture manufacture number utilized, wattage, style, and lamp type. (State law prohibits Mercury Vapor lighting.) Please refer to the: <http://www.scottsdaleaz.gov/codes/Zoning/Interp/docs/VisibilityExteriorLightingESL.pdf>
119. ☐ Lights fixtures below 3 feet in height shall be fully shielded. If this type of fixture is utilized, it must be noted, "The top of the fixture shall not exceed 3-feet."
120. ☐ All exterior lighting above 3 feet in height shall consist of horizontal full-cutoff fixtures, except lights utilized for security purposes.
121. ☐ Provide the electrical floor plan and/or site plan and indicate the location all exterior light fixtures.

Revegetation Plans

122. ☐ Provide 3 copies of a revegetation plan. A revegetation plan is required when revegetating NAOS revegetation areas, slope and hillside revegetation, and any area that will be vegetated that is not enclosed by a wall (including cuts, fills, and previously disturb areas), if the total revegetation area is greater than 100 sqft and/or is required by the SA/DRB approval. Providing a revegetation plan for the entire site to will assist in preventing delays in the Certificate of Occupancy and Code Enforcement action(s).

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Revegetation Plan Data

- 123. ☐ Project name
- 124. ☐ Vicinity map on cover
- 125. ☐ Zoning on cover
- 126. ☐ Parcel address on cover
- 127. ☐ Name, address, telephone number, fax number of the landscape architect or designer, and owner.

Revegetation Plan Requirements

- 128. ☐ North arrow on each sheet
- 129. ☐ Written and bar scale on each plan sheet
- 130. ☐ When multiple plan sheets are used, a plan key shall be provided on the cover and the corresponding sheets.
- 131. ☐ Associated numbers, CDS numbers (plan check number) (this number is provided at the time the plans are logged into the city for review) numbers along right border or bottom right hand corner; a 1/4" minimum lettering shall be used on all sheets.
- 132. ☐ The revegetation plans shall be drawn at the same scale as the grading and drainage /site plans or larger.
- 133. ☐ Any berming or grading of 1' or greater must be shown on the grading and drainage plan.
- 134. ☐ The revegetation plans shall contain an overall plant palette
- 135. ☐ All plants utilized in the right-of-way shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area and the ESLO plant lists.
- 136. ☐ Each plant type shall be identified by its common and botanical name.
- 137. ☐ Each plant type shall have its own individual symbol. (When the same plant is utilized in multiple sizes, each size shall be identified separately.)
- 138. ☐ All plants shall be assigned a planting size; trees shall be identified by the caliber inch size.
- 139. ☐ All salvage plant material, deemed to be salvageable and to be relocated shall be identified by their common and botanical names.
- 140. ☐ Hydro-seed/hydro-mulch-seed mixtures shall be identified separately from the plant list. Each plant in the hydro-seed/hydro-mulch-seed mixture shall be identified by its common and botanical name.
- 141. ☐ The hydro-seed/hydro-mulch-seed mixtures schedule shall include the pounds of seed/mulch-seed per 1000 sqft.
- 142. ☐ Parcel dimensions shall be provided on the plans.
- 143. ☐ Identify the location of the construction envelope. (The construction envelope shall be shown as required by the ESL exemption table.)
- 144. ☐ All easements shall be shown and labeled, including NAOS.
- 145. ☐ All right-of-way improvements (streets, sidewalks, trails, etc.) adjacent to the project shall be shown and dimensioned.
- 146. ☐ Show the location of all plants to be installed.
- 147. ☐ Provide a typical 20' x 20' revegetation sample. This may be only utilized for revegetation areas 10 feet and less in width. Plant symbols shall be provided. The designer may choose to show the plant material in areas less than 10 feet and not provided the sample.
- 148. ☐ Provide the sight distance triangles (SDT) and or/ Traffic Safety Triangle (TST) drawn in accordance to the Design Standards and Policy Manual, shall be shown to the curb line. 2004 DS&PM, Figures 5.3-26 (driveway and intersection), and 5.3-27 (corners): www.scottsdaleaz.gov/design/DS&PM.
- 149. ☐ Plants in SDT and/or TST shall not exceed a maximum growth height of 2'-0", with the exception of trees. Single trunk trees may be placed in an SDT and/or TST as long as their canopies are maintained above 7' in height upon installation, as measured above the nearest street elevation.
- 150. ☐ Hydro-seed areas shall be clearly identified on the plans. Hydro-seed mixtures shall not be utilized as a major revegetation method, but as supplement to the maximum spacing between plants.
- 151. ☐ ESLO areas surface treatment shall be replaced by raked native soils. Desert pavement (top-soil salvage) is encouraged. Decomposed Granite is prohibited in NAOS, and where visible off site.
- 152. ☐ Blue Stake note and phone number on the cover
- 153. ☐ Identify methods utilized to preserve natural area open space in designated environmentally sensitive lands (see notes below).

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Revegetation Plan Notes

154. ☐  All plants utilized to revegetated NAOS, and unenclosed areas to be landscaped shall comply with the Environmental Sensitive Lands Ordinance. All areas that are not enclosed shall utilize plants from the City of Scottsdale's Indigenous Plants for Environmentally Sensitive Lands Plant List. ESL Plant list may be obtained from the City's Website at: <http://www.scottsdaleaz.gov/codes/nativeplant/eslo.asp>.
155. ☐  Any disturbance to a Scenic Corridor shall be revegetated in accordance with the City of Scottsdale's Scenic Corridors Design Guidelines. The Scenic Corridors Design Guidelines may be obtained from the City's website at: http://www.scottsdaleaz.gov/design/docs/GL_ScenCor_06-08-05.pdf.
156. ☐  Revegetated NAOS areas shall utilize plant species and density similar to the adjacent undisturbed areas. It is preferred that salvaged plant material is utilized in revegetated NAOS Areas.
157. ☐  New Landscaping shall be located so that there are no conflicts with public utilities. Trees and saguaros shall not be planted in the Public Utility Easements(s) or within 7'-0" of a public water line and/or public sewer line.
158. ☐  Revegetation plans are not permitted to include construction details for pools, retaining walls, walls or fences over three feet, and fireplaces. Any construction details pertaining to these items must be removed prior to approval. These details must be shall be included on the site plan, except pools and fire places. Pools and fire places require separate application review approval and permit.
159. ☐ Minor modification to the approved revegetation plan may be approved or required by the Planning Inspection Services Staff.
160. ☐ All salvage plant relocation and revegetation shall be completed prior to the issuance of the Certificate of Occupancy.
161. ☐ Boulders and salvaged surface material shall be provided in a disturb area to match and blend with surrounding desert character.
162. ☐ Non-native decomposed granite shall not be provided in NAOS area or unenclosed areas.
163. ☐ Area within the sight distance triangles (SDT) is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
164. ☐ Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
165. ☐ All rights-of-way adjacent to this property shall be revegetated and maintained by the property owner.
166. ☐ No landscape lighting is allowed in the NAOS areas.
167. ☐ All signs require separate permits and approvals.
168. ☐ New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
169. ☐ All revegetated NAOS shall be watered for 3 years. At the end of 3 years or once plant material has become established, the irrigation systems to the revegetated NAOS shall be permanently disconnected.
170. ☐ All landscape irrigation systems shall separated from the domestic water supply by a backflow preventor in accordance with the City of Scottsdale MAG Supplement Standards Detail number 2354.

Planning & Development Services Department

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Single-Family Plan Requirements

Environmentally Sensitive Lands Overlay (ESL) and Foothills Overlay (FO) Zoning Planning Plan Review

Revegetation Plan Notes Continued

171. ☐ No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
172. ☐ Plants that are not indigenous to the ESL area shall be limited to enclosed yard areas, non-indigenous trees shall only be located in the rear yards, plant material that have the potential of exceeding twenty (20) feet in height is prohibited. Turf shall be limited to enclosed areas not visible from an offsite lower elevation.
173. ☐ A registered surveyor shall stake and rope the construction envelope and NAOS easement in accordance with the site plan. The construction envelope and NAOS area staked is the must be the most restrictive in accordance with the Zoning Ordinance.

Applications that are exempt from the ESLO Areas in Accordance with the 2004 Amendment to the ESL overlay (Exemption schedule at www.scottsdaleaz.gov/codes/ESLO.) shall replace # 173 with # 174 respectively.

174. ☐ A registered surveyor shall stake and rope the NAOS easement in accordance with the site plan and the easement legal description.